

# CORPORATE CHARTER APPROVAL SHEET

\*\* KEEP WITH DOCUMENT \*\*

DOCUMENT CODE TCI BUSINESS CODE \_\_\_\_\_

607-105894/07-07-105908  
07-07-041241



P.A. \_\_\_\_\_ Religious \_\_\_\_\_

Merging (Transferor) \_\_\_\_\_

ID # 00000261 ACK # 1000362007687645  
PAGES: 0005  
KOONS WESTMINSTER PROPERTIES LLC

01/30/2015 AT 08:46 A WO # 0004438547

Surviving (Transferee) \_\_\_\_\_

New Name \_\_\_\_\_

## FEES REMITTED

Base Fee:	<u>20</u>
Org. & Cap. Fee:	_____
Expedite Fee:	_____
Penalty:	_____
State Recordation Tax:	<u>0</u>
State Transfer Tax:	<u>0</u>
Certified Copies	_____
Copy Fee:	_____
Certificates	_____
Certificate of Status Fee:	_____
Personal Property Filings:	_____
Mail Processing Fee:	_____
Other: <u>Carroll Co</u>	<u>0</u>
TOTAL FEES:	<u>20</u>

\_\_\_\_\_ Change of Name  
 \_\_\_\_\_ Change of Principal Office  
 \_\_\_\_\_ Change of Resident Agent  
 \_\_\_\_\_ Change of Resident Agent Address  
 \_\_\_\_\_ Resignation of Resident Agent  
 \_\_\_\_\_ Designation of Resident Agent  
 \_\_\_\_\_ and Resident Agent's Address  
 \_\_\_\_\_ Change of Business Code  
 \_\_\_\_\_ Adoption of Assumed Name  
 \_\_\_\_\_ Other Change(s)

Credit Card \_\_\_\_\_ Check x Cash \_\_\_\_\_

6 Documents on \_\_\_\_\_ Checks

Approved By: 13

Keyed By: \_\_\_\_\_

COMMENT(S):

Code \_\_\_\_\_

Attention: \_\_\_\_\_

Mail: Name and Address

Nabauer, Quinn  
Giesler, Rubin & Gibbs, P.A.  
One South St., 27th Fl.  
Baltimore, MD 21202

Stamp Work Order and Customer Number HERE

CUST ID: 0003221967  
WORK ORDER: 0004438547  
DATE: 03-17-2015 12:45 PM  
AMT. PAID: \$120.00

# REPORT OF TRANSFER OF CONTROLLING INTEREST

Office Use Only

(Please read the instructions below before completing this form)

1. Type of filing: ☒ Regular ☐ Permissive

2. Date of final transfer: January 1, 2015

3. Name of Real Property Entity whose interest is being transferred: Koons Westminster Properties LLC

4. Mailing address for Real Property Entity: c/o Jim Koons Management Company, 2000 Chain Bridge Road,  
Vienna, VA 22182

5. Type of Real Property Entity: ☐ Corp ☒ LLC ☐ LP ☐ GP or Joint Venture

☐ Unincorporated REIT ☐ Other-specify \_\_\_\_\_

6. State of formation: Maryland

7. Total consideration for the controlling interest being transferred: \$ 6,989,500.00

8. List below the value attributable to each of the following assets:

a) Maryland Real Property	\$ 6,989,500.00
b) Non-Maryland Real Property	\$ _____
c) Cash	\$ _____
d) Securities	\$ _____
e) Maryland Tangible Personal Property*	\$ _____

\*Provide SDAT personal property account # for each return:

f) Non-Maryland Tangible Personal Property	\$ _____
g) Other: Attach description and method of valuation	\$ _____

9. Gross value of Real Property Entity assets: \$ 6,989,500.00

**10. Real property in Maryland directly or beneficially owned by the Real Property Entity:****Parcel 1:**

Carroll 105894 375 Baltimore Blvd, Westminster, MD 21157  
 County Name SDAT Account No. Address or brief description  
 Description of building/improvements: Auto Center  
 Title holder if different from Item 3 above:  
 Consideration attributable to the parcel: \$ 3,465,400.00

**Parcel 2:**

Carroll 105908 357 Baltimore Blvd, Westminster, MD 21157  
 County Name SDAT Account No. Address or brief description  
 Description of building/improvements: Complete Automobile Dealership  
 Title holder if different from Item 3 above:  
 Consideration attributable to the parcel: \$ 2,321,100.00  
 \*If more than two parcels, attach a separate sheet and indicate total number of parcels: 3

**11. Specify and explain any exemptions authorized by law being claimed with this filing:**

(Attach a separate sheet if more space is required.) The transfer is exempt under Tax-Property Article, § 12-117(c)(3) because the ownership interests in the Real Property Entity are being transferred to an entity held by the same persons and in the same proportion as the Real Property Entity with corresponding exemption under § 13-103(c)(2).

**12. Transfer and Recordation taxes paid with this filing:**

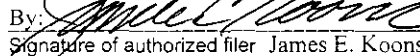
Item 7 amount: \$	<div style="border: 1px solid black; padding: 2px;">6,989,500</div>	x	6,989,500	= \$	6,989,500	x	1.00%	= \$	69,895
			Item 8a amount		Total amount		Co. Rate		Co. Recordation
Item 9 amount: \$	<div style="border: 1px solid black; padding: 2px;">6,989,500</div>				\$ 6,989,500	x	0.5%	= \$	34,948
					Total amount		St. Rate		State Transfer
					\$ 6,989,500	x	0.00%	= \$	0
					Total amount		Co. Rate		Co. Transfer

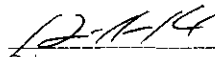
Total Taxes \$ 0

Add the \$20 filing fee to the amount of the total taxes and make the check payable to the State Department of Assessments & Taxation.

**13. I hereby declare under the penalties of perjury, pursuant to § 1-201 of the Maryland Tax-Property Code Annotated, that this filing (including any accompanying forms and attachments) has been examined by me and the information contain herein, to the best of my knowledge and belief, is true, correct and complete, that I am authorized to make this filing on behalf of the Real Property Entity, that I have accurately reported the percentage of controlling interest being transferred, that I have fully reported the consideration attributable to Maryland Real Property, and that I have answered truthfully each item of information requested on the form.**

KOONS WESTMINSTER PROPERTIES LLC

By:   
 Signature of authorized filer James E. Koons, Manager

  
 Date

# REPORT OF TRANSFER OF CONTROLLING INTEREST

## Koons Westminster Properties LLC

Item 10 (continued from form):

Parcel 3:

Carroll	041241	130 Railroad Ave
County Name	SDAT Acct No.	Westminster, MD 21157
		Address or Brief Description

Description of building/improvements: Office Building

Title holder if different from Item 3 above: \_\_\_\_\_

Consideration attributable to the parcel: \$ 1,203,000

14.) Contact information for this filing:

Brian A. Flank		410-332-8513	
Name		Telephone	
One South Street, 27th Floor	Baltimore	MD	21202-3282
Address	City	State	Zip code

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